

**PB# 73-62-A**

**Sikuy Realty Corp.**

SIKUY REALTY CORP.

#173-62-A

Public Hearing Fee - \$25 paid 1/13/71 - MK



Oxford

STOCK No. 752 $\frac{1}{3}$

MADE IN U. S. A.

Property Owner -

Nathan Speck

1133 Broadway

New York, NY 10010



18 Cresthaven Drive  
New Windsor, N.Y. 12550  
December 14, 1970

Mr. Nathan Spells  
1133 Broadway  
New York, New York 10010

Re: Lake Country Estates

Dear Sir:

Our Engineer has reviewed the maps on the above captioned and a copy of same is enclosed herewith. These deficiencies must be rectified on the preliminary plans.

Public hearing has been scheduled for January 13th, 1971 at 8:30 P.M. in the New Windsor Town Hall. Instructions and forms are enclosed. Kindly complete all forms and please be certain the Public Hearing Notice form is returned to me in sufficient time to have same published in the Newburgh Evening News.

A copy of the preliminary map and completed form must be submitted to the Orange County Planning Department at the County Building, Goshen, New York 10924 prior to the hearing so that they may review the subdivision and submit their report for the record.

If there are any further questions, or if you are unable to meet this hearing date, kindly contact me as soon as possible.

Very truly yours,

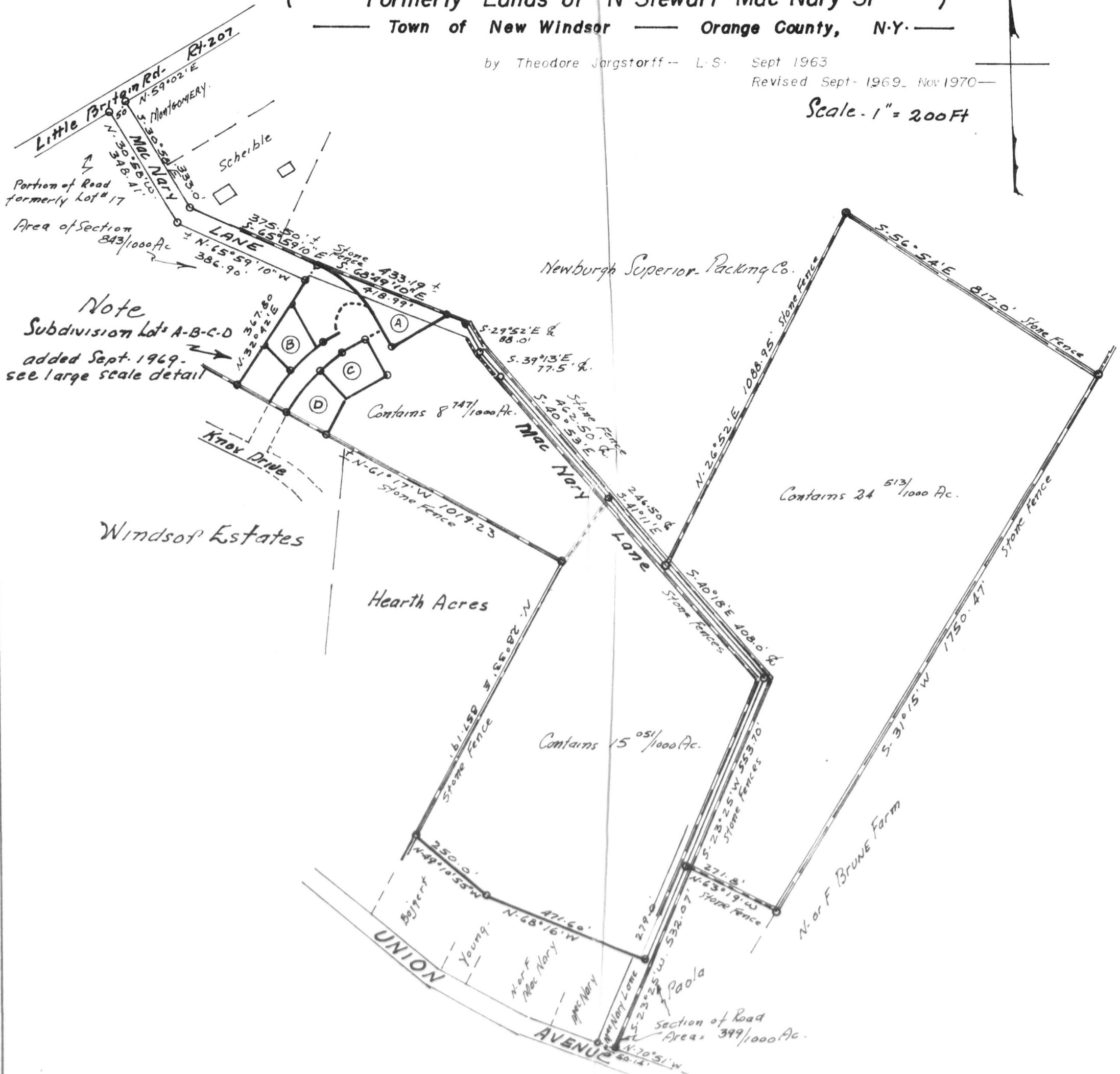
Marlene A. Rossi, Secretary

/mr  
enc.4

— Lake Country Estates —  
 ( — Formerly - Lands of - N. Stewart Mac Nary Sr. — )  
 — Town of New Windsor — Orange County, N.Y. —

by Theodore Jargstorff — L.S. — Sept 1963  
 Revised Sept-1969, Nov 1970 —

Scale - 1" = 200 Ft



Note  
 Subdivision lots A-B-C-D  
 added Sept. 1969.  
 see large scale detail

Windsor Estates

Hearth Acres

Contains 15 051/1000 Ac.

Contains 24 513/1000 Ac.

Section of Road  
 Area: 399/1000 Ac.

# 4 Lot Minor Sub-division

Lands of  
Sikuy Realty Corporation  
Town of New Windsor — Orange County, N.Y.

N.A. Spells Proc. 1133 Broadway, N.Y. N.Y.  
Rm. 630 (10010)

Completed Sept. 1963 Revised Sept. 1969

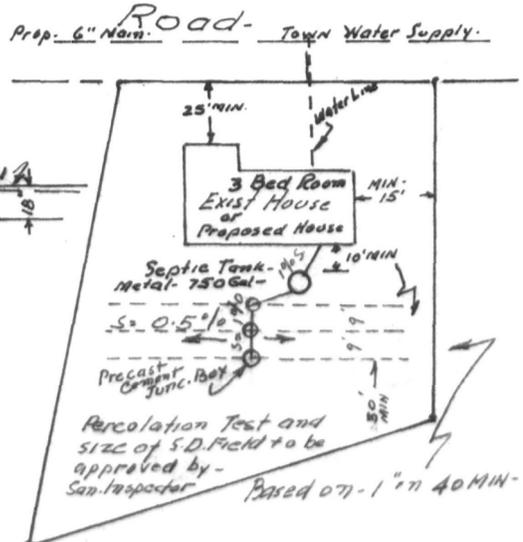
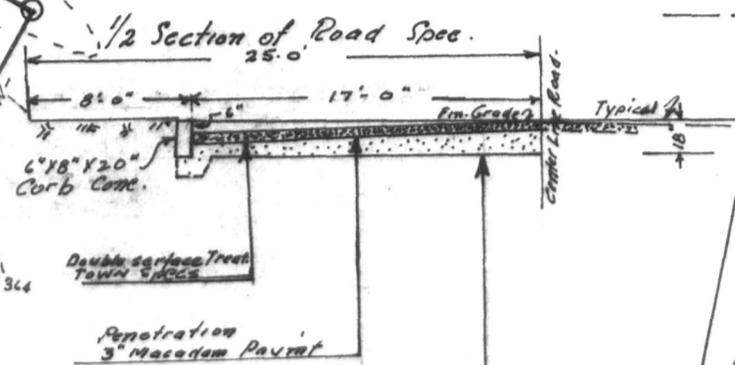
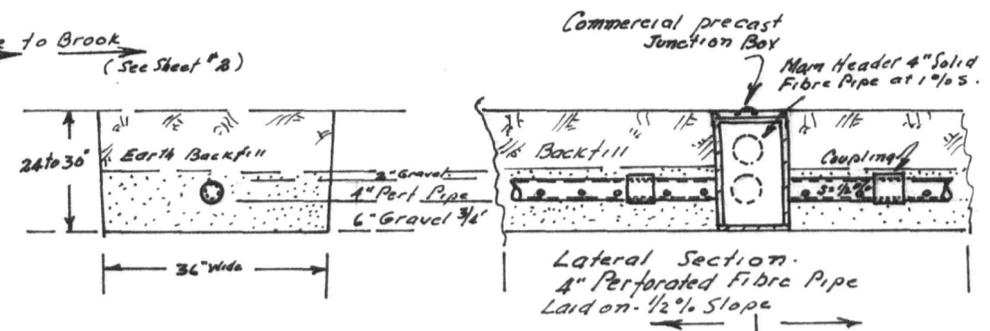
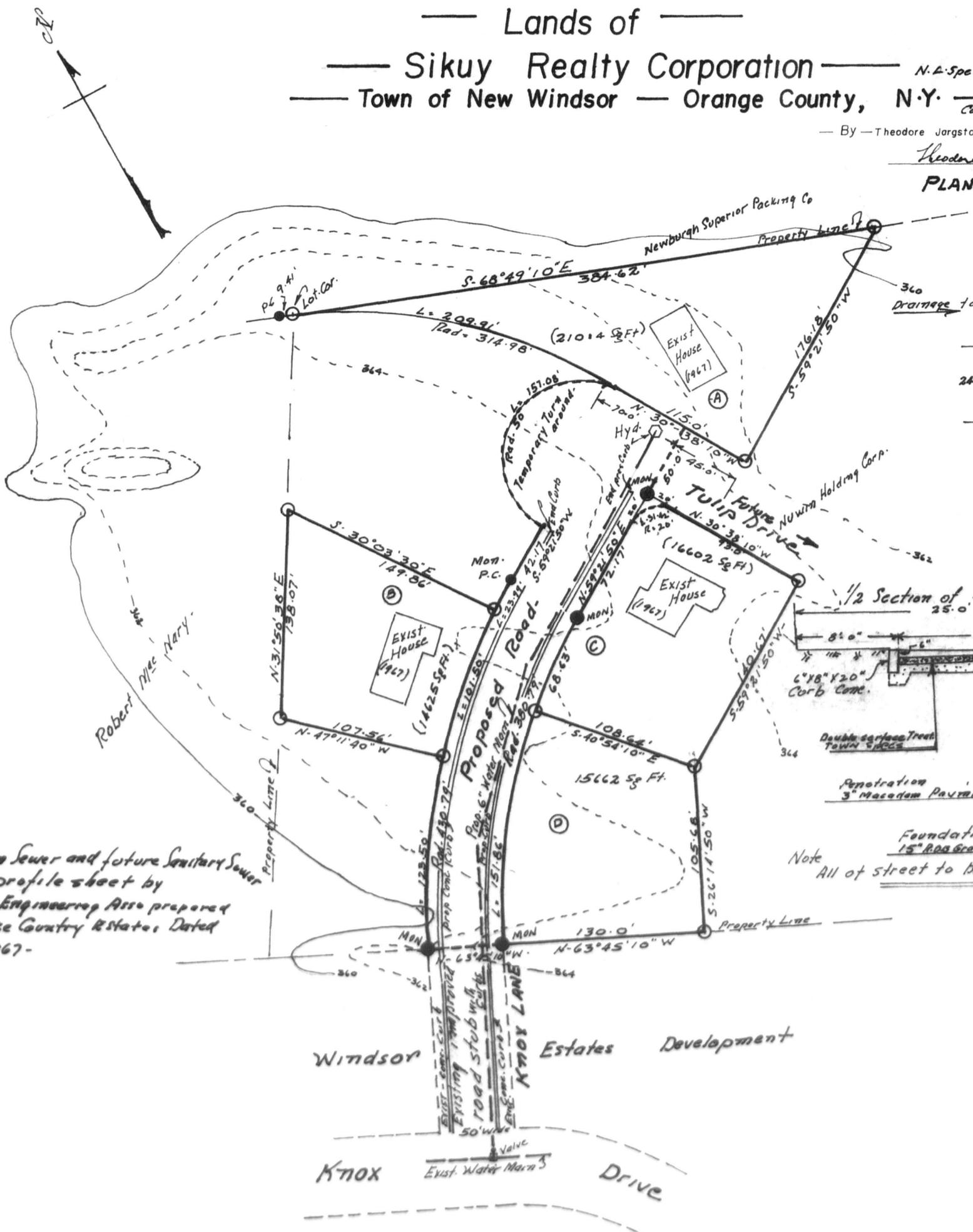
By Theodore Jorgstorff — L.S. Revised January 2, 1971 (2)

Theodore Jorgstorff (Perimeter Survey Only)

PLAN — SCALE 1" = 50 FT. —



Note: Sanitary Design and Percolation tests for Subdivisions are required to be made and submitted by a licensed professional Engineer. See Note below.

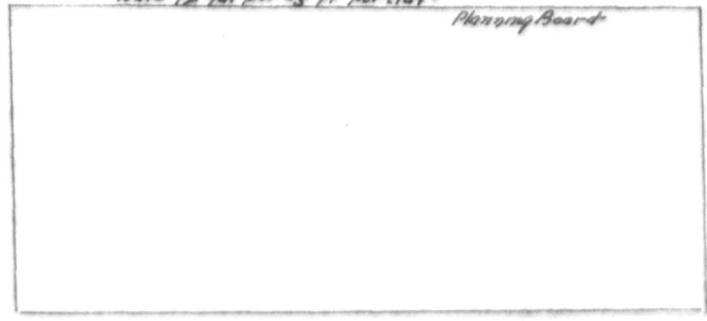


Note  
For Storm Sewer and future Sanitary Sewer  
See profile sheet by  
Casper Engineering Assoc prepared  
for Lake Country Estates Dated  
Aug. 1967-

Note  
All of street to be graded to R.O.W. line

Sanitary Installation Layout  
Showing minimum distances and  
Typical quantities for 3 Bed Room House  
Note: All installation subject to supervision and approval of  
applicable Town Agency.

Reported for verification Perc test by N.A. Spells, 1" 17 40 Min.  
Requires 300 Lm Ft 36" wide leaching Trench.  
Rate 1/2 gal per sq ft per day.

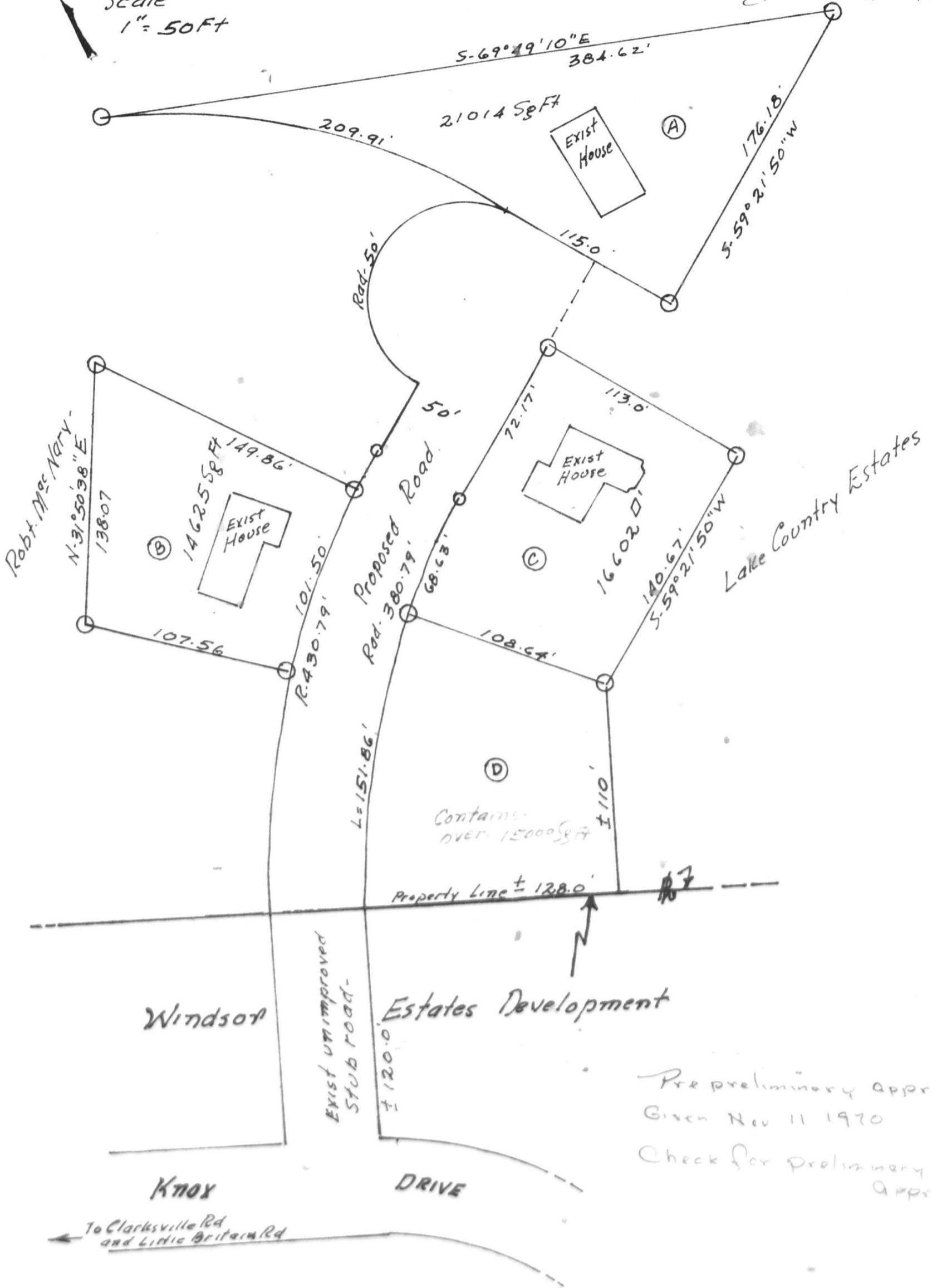


——— PORTION OF ———  
 ——— Lake Country Estates. ———  
 ——— TOWN OF NEW WINDSOR — Orange County — N.Y. ———

Pre Preliminary Minor Subdivision Plan

By Theodore J. Jorgensen L.S.  
Nov. 1970

Scale  
1" = 50 FT



Pre preliminary approval  
 Given Nov 11 1970  
 Check for preliminary approval

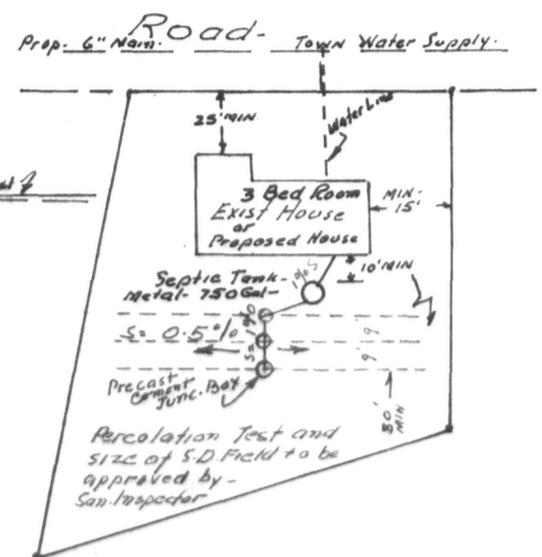
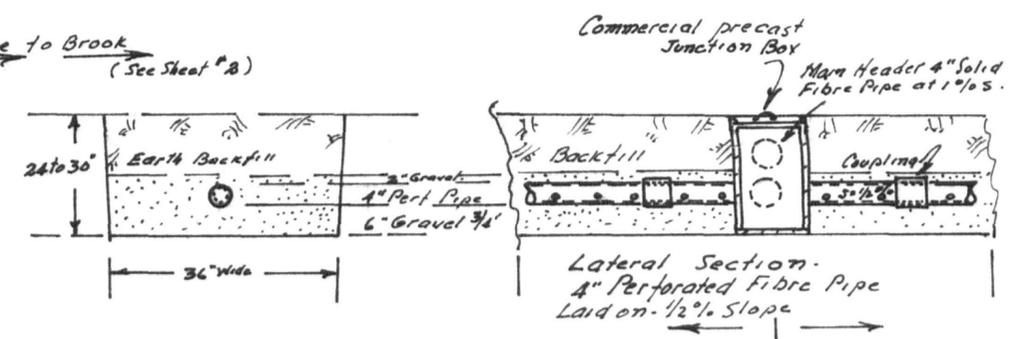
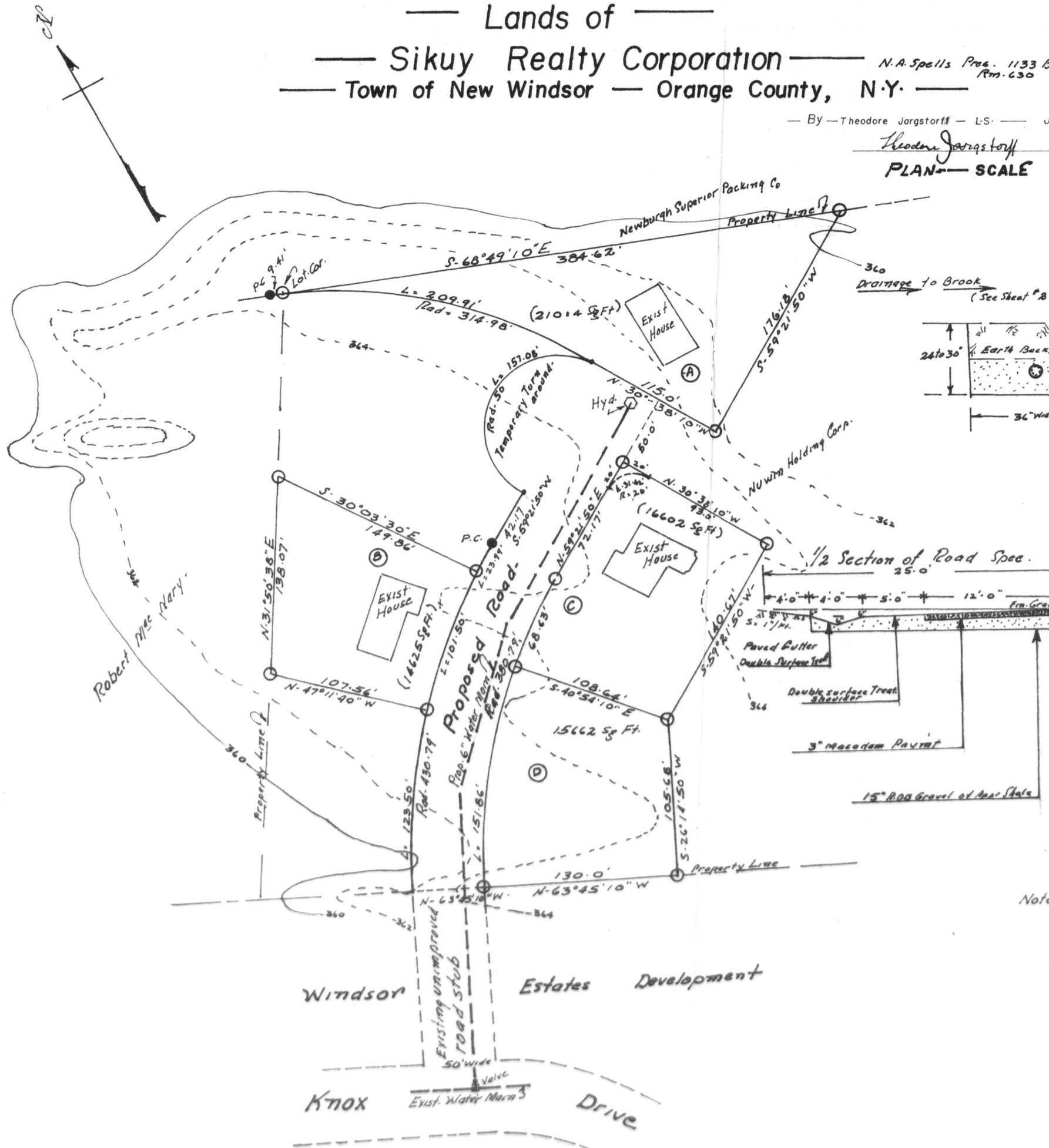
— Lands of —  
 — Sikuy Realty Corporation —  
 — Town of New Windsor — Orange County, N.Y. —

Minor Sub-division

N.A. Spells Pres. 1133 Broadway, N.Y.N.Y.  
 Rm. 630 (10010)

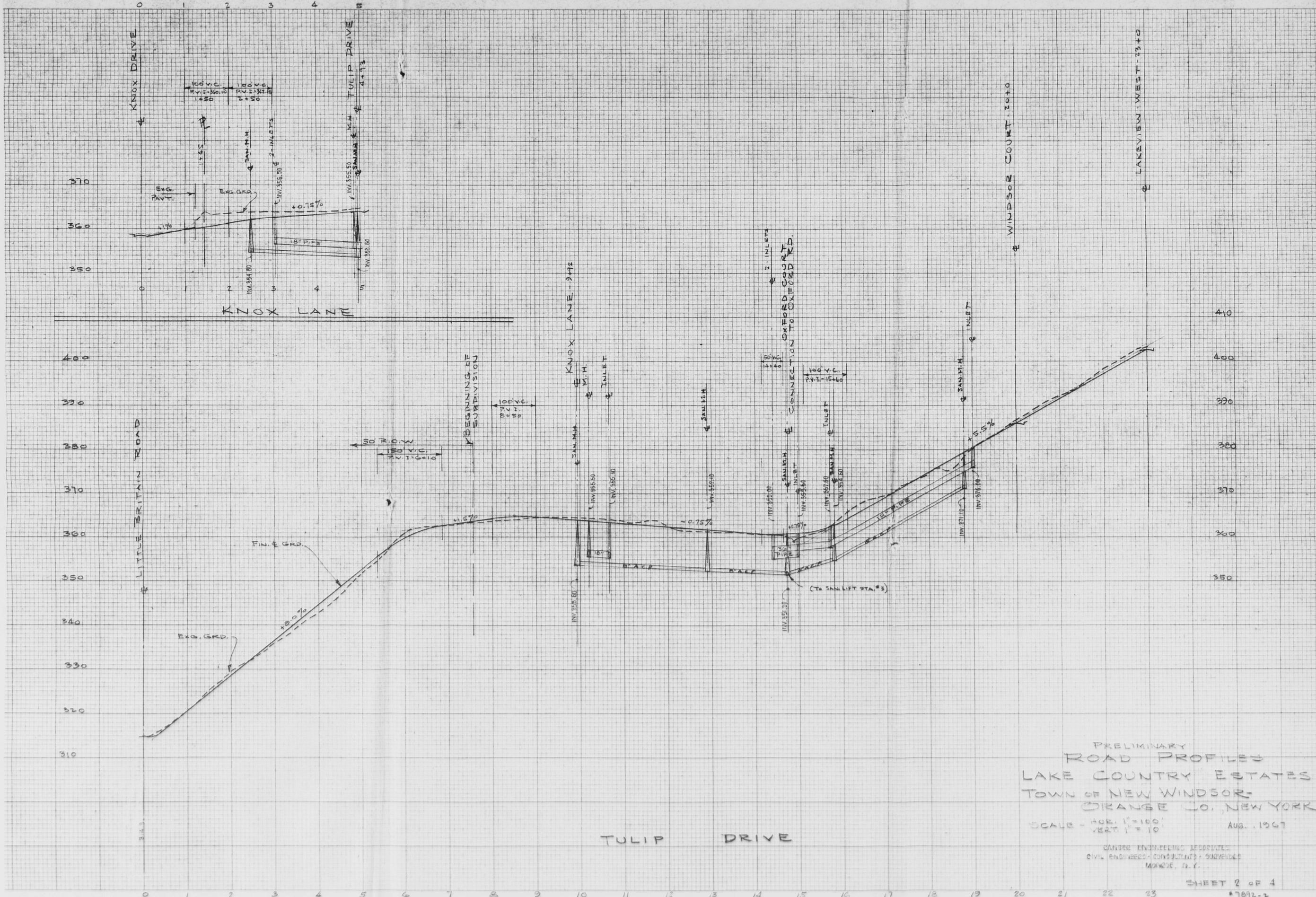
By Theodore Jargstorff - L.S. - January 2, 1971

*Theodore Jargstorff*  
 PLAN - SCALE 1" = 50 FT.



**Sanitary Installation Layout**  
 Showing minimum distances and  
 Typical quantities for 3 Bed Room House  
 Note. All instalment subject to supervision and approval of  
 applicable Town Agency.

Planning Board

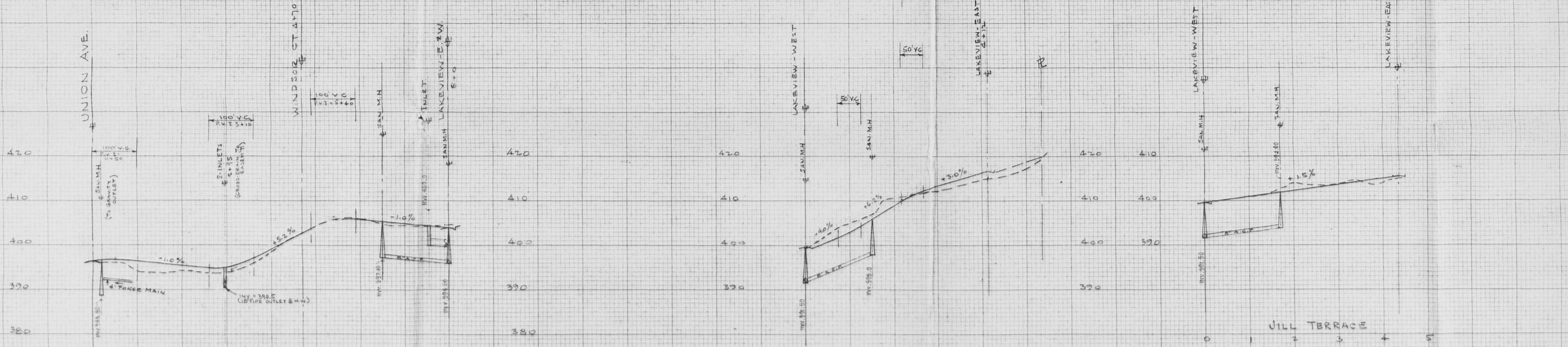
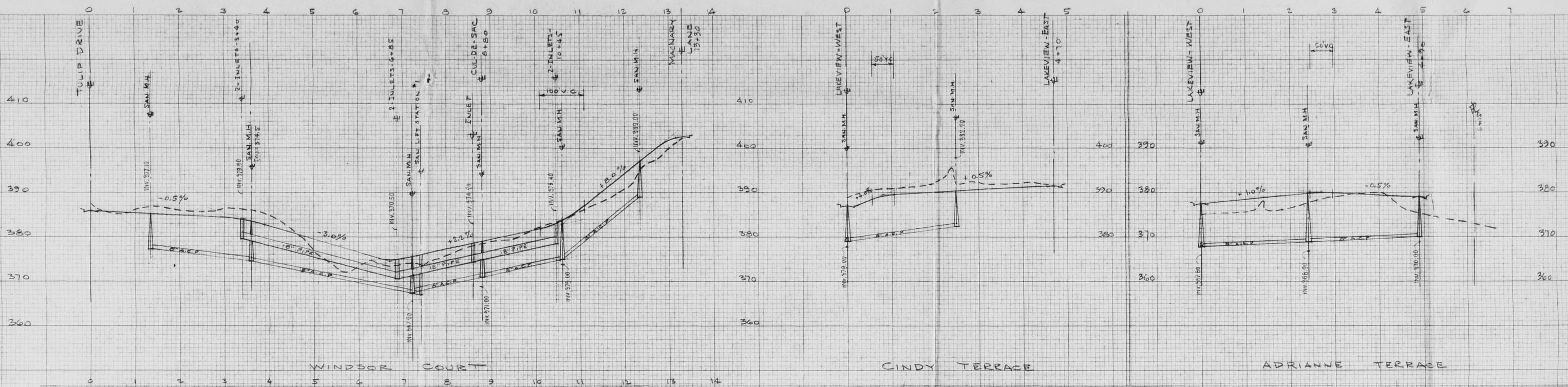


PRELIMINARY  
ROAD PROFILES  
LAKE COUNTRY ESTATES  
TOWN OF NEW WINDSOR,  
ORANGE CO., NEW YORK

SCALE - HOR. 1" = 100'  
VERT. 1" = 10' AUG. 1967

CANTER ENGINEERING ASSOCIATES  
CIVIL ENGINEERS - CONSULTANTS - SURVEYORS  
MONROE, N. Y.

SHEET 2 OF 4



PRELIMINARY  
ROAD PROFILES  
LAKE COUNTRY ESTATES  
TOWN OF NEW WINDSOR  
ORANGE CO., NEW YORK

SCALE - HOR. 1" = 100'  
VERT. 1" = 10' AUG., 1967

CAMBER ENGINEERING ASSOCIATES  
CIVIL ENGINEERS CONSULTANTS - 200 W. 100th  
MADISON, N. Y.

SHEET 3 OF 4  
#1892-2



LAKEVIEW - EAST & WEST

PRELIMINARY  
 ROAD PROFILES  
 LAKE COUNTRY ESTATES  
 TOWN OF NEW WINDSOR  
 ORANGE CO., NEW YORK  
 SCALE - HOR. 1"=100'  
 VERT. 1"=10' AUG. 1967

CANDER ENGINEERING ASSOCIATES  
 CIVIL ENGINEERS CONSULTANTS SURVEYORS  
 MONROE, N.Y.



- NOTES:
1. ALL PROPOSED STREETS ARE 90' WIDE.
  2. MINIMUM BUILDING SETBACK LINE IS 25 FEET.
  3. 6" CIP WATER MAINS AND FIRE HYDRANTS TO BE INSTALLED IN ACCORDANCE WITH TOWN OF NEW WINDSOR SPECIFICATIONS.
  4. ALL IMPROVEMENTS TO BE IN ACCORDANCE WITH TOWN OF NEW WINDSOR SPECIFICATIONS.
  5. AVERAGE OR SUBDIVISION = 49.1 ACRES.

**LEGEND**

- PROPOSED
- SEWAGE MAIN ————
  - STORM DRAIN ————
  - FORCE MAIN ————
  - WATER MAIN ————
  - MANHOLE ●
  - CURB INLET ■

Aug 9 1967

NO.	REVISIONS	BY	DATE

PRELIMINARY PLAT  
LAKE COUNTRY ESTATES Section #1  
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK

**Canger Engineering Associates**  
CIVIL ENGINEERS • CONSULTANTS • SURVEYORS  
MUNDOO, N.Y.

DRAWN BY: E.J.	DATE: AUG. 1967	DRAWING NO: 7892	SHEET NO: 1
CHECKED BY:	SCALE: 1" = 100'		SHEETS IN SET: 4

RECORD OWNER & SUBDIVIDER:  
LITTLE BRITAIN DEVELOPMENT CORP.  
P.O. BOX 327  
CENTRAL VALLEY, N. Y.